

# **Updating Newtown's Plan of Conservation and Development**



## **Plan Memorandum #2** ***Demographic Overview***

**February 2002**

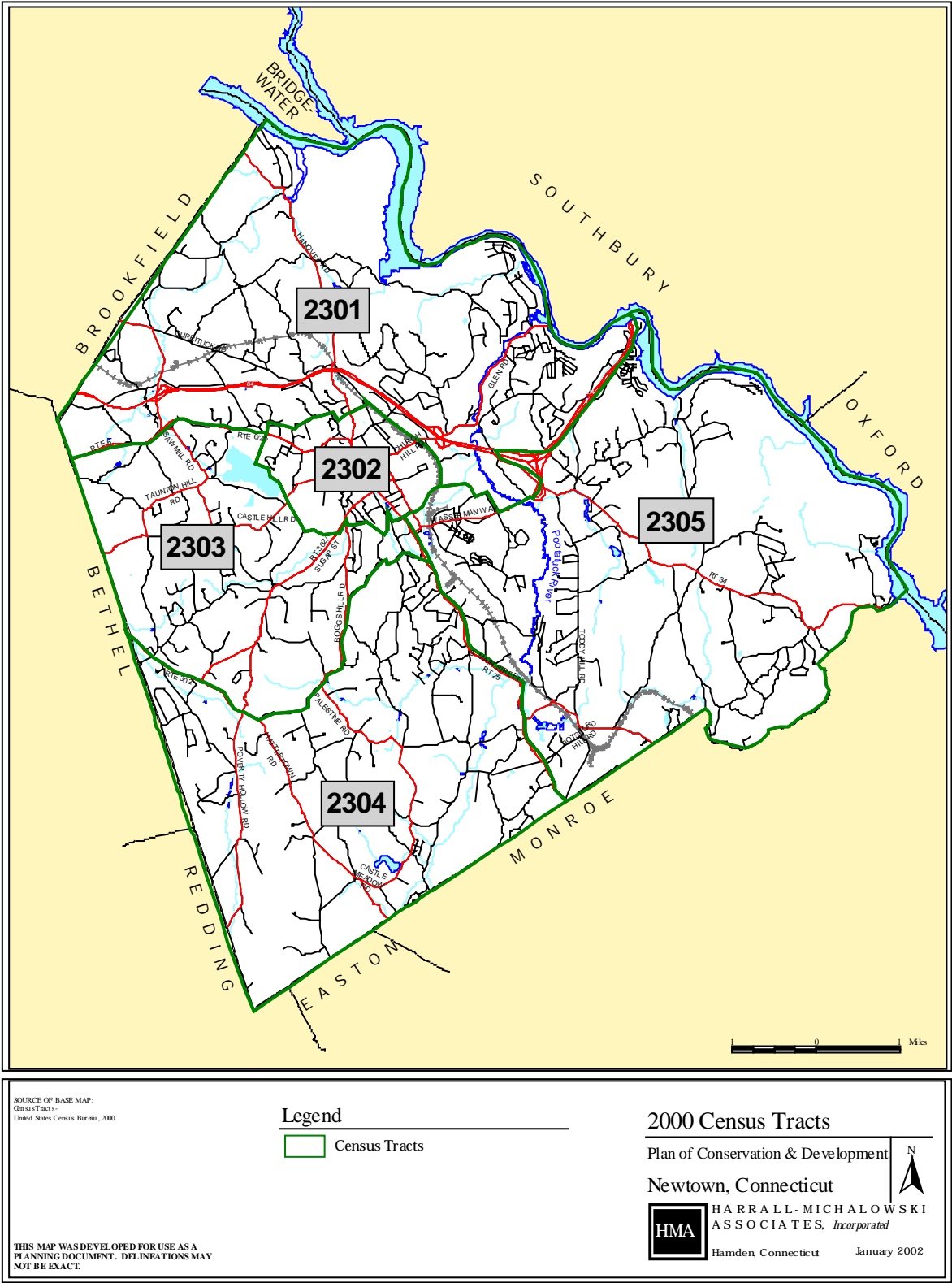
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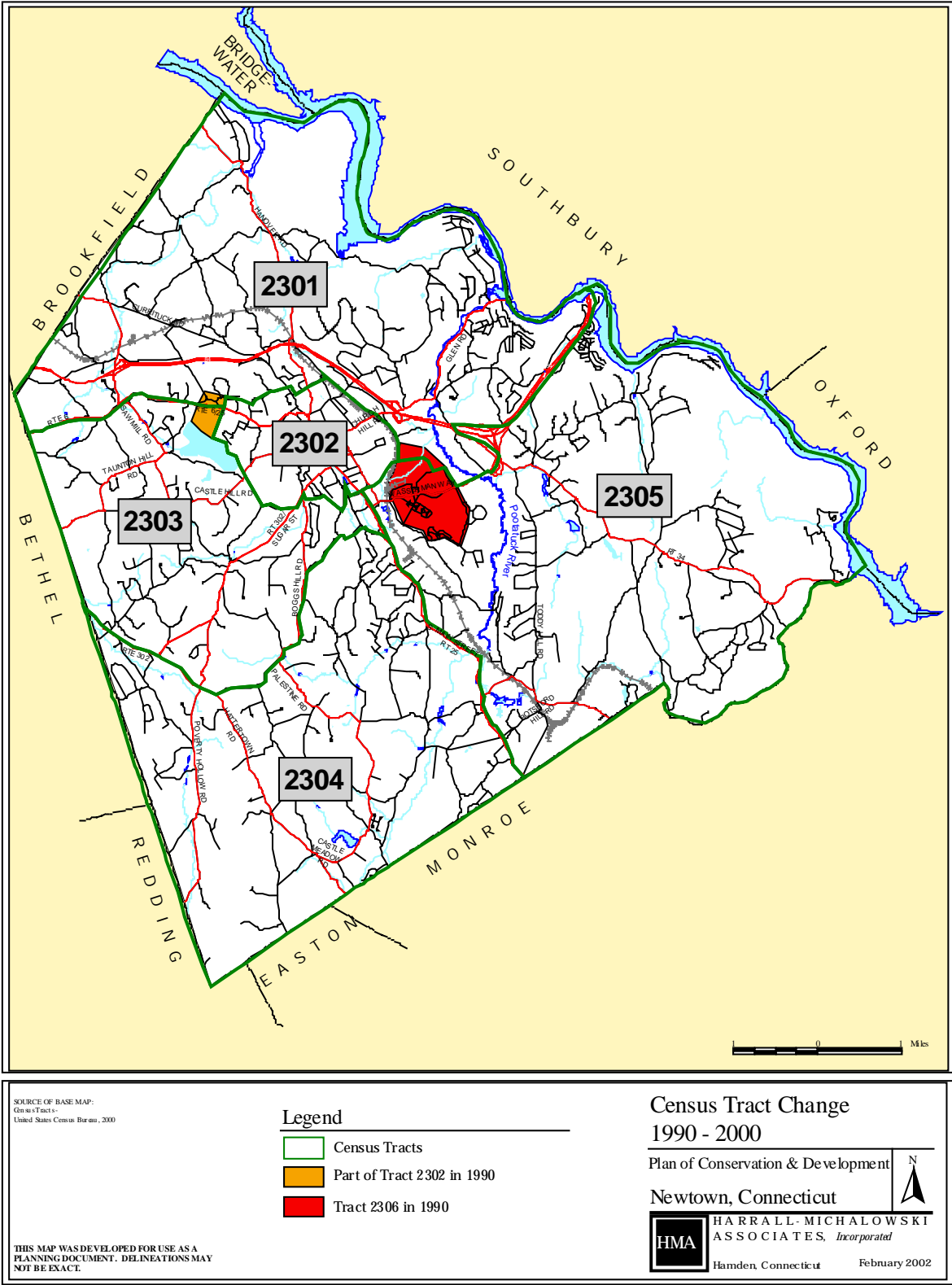
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## **I. Introduction**

The understanding of demographic and socio-economic trends, characteristics and forecasts is crucial to the Plan of Conservation and Development process. This information provides the background by which future changes and development within a municipality can be anticipated and planned for. This memorandum provides key demographic characteristics and trends for Newtown and the surrounding region. At the time this memorandum was prepared, Census 2000 statistics were available from the 100% Survey but were not yet available for the Sample Survey. The statistics provided in the tables, charts and figures that follow reflect the most up-to-date data available. Sample Survey statistics, which will be released at a later date, will be incorporated into the final Plan of Conservation and Development document as appropriate.

Data in this memorandum is presented for a variety of geographic areas. In some instances, data is presented for the Town as a whole, while in other cases comparisons are made with adjacent communities, the county and the State. Specific data items are also presented for individual Census Tracts within the Town. It should be noted that the Town's Census Tracts changed between the 1990 and the 2000 Census. Generally, this change consisted of the consolidation of two census tracts from the 1990 Census (2305 and 2306) into one Tract 2305. A map that depicts the 2000 Census Tract boundaries and a map that depicts the area of change between the 1990 and 2000 Census geographies follow this page.





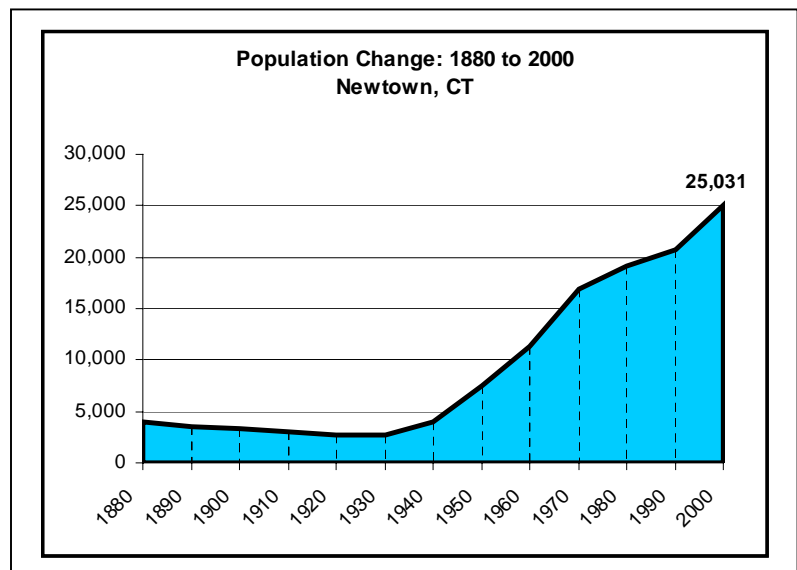
## II. Population Characteristics

As shown in Table 1 and the figure below, Newtown has experienced population growth every decade from the 1940 Census to the 2000 Census. According to the 2000 Census, the Town's population has now exceeded 25,000 people with a recorded population of 25,031. The Town's growth between 1990 and 2000 was just over 4,250 persons or near 20.5%, among the fastest in Connecticut.

Numerical growth over any one decade was most dramatic between 1960 and 1970 when the Town grew by 5,568 persons between the two census periods. The 4,252 person growth in population experienced by the Town over to past decade (1990 to 2000) was the next highest numerical growth. In fact, growth over the last ten years was greater than growth experienced between 1970 to 1980 and 1980 to 1990 combined.

<b>Table 1</b> <b>Population Change: 1900 to 2000</b> <b>Newtown, CT</b>		
<b>Census</b>	<b>Population</b>	<b>% Change</b>
1880	4,013	-
1890	3,539	-11.8
1900	3,276	-7.4
1910	3,021	-7.8
1920	2,751	-8.9
1930	2,635	-4.2
1940	4,023	52.7
1950	7,448	85.1
1960	11,373	52.7
1970	16,942	49.0
1980	19,107	12.8
1990	20,779	8.8
2000	25,031	20.5

Source: U.S. Bureau of the Census



When comparing population change of the Town with the adjacent communities of Bethel, Bridgewater, Brookfield, Easton, Monroe, Oxford, Redding and Southbury it is apparent that the region one of the State's areas of change and growth. With the exception of Bridgewater, which continues to have a very small population, the remaining communities more than tripled their population between 1950 and 2000. This growth and change can be attributed to the increasing desire by families to move away from more urban centers of the State to outlying suburban and rural locations. Highway access has also influenced

migration into these communities from southern Fairfield County and other more densely developed areas.

Over the last Census period, between 1990 and 2000, Newtown experienced a 20.5% increase in population. This percentage increase was higher than that experienced by adjacent communities and Fairfield County.

**Table 2**  
**Comparison of Population Change: 1950 to 2000**  
**Newtown and Surrounding Communities**

	<b>1950 Census</b>	<b>1960 Census</b>	<b>1970 Census</b>	<b>1980 Census</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>%Change 50 – 00</b>	<b>%Change 90 - 00</b>
<b>NEWTOWN</b>	7,448	11,373	16,942	19,107	20,779	25,031	236.1%	20.5%
Bethel	5,104	8,200	10,945	16,004	17,541	18,067	254.0%	3.0%
Bridgewater	639	898	1,277	1,563	1,654	1,824	185.4%	10.3%
Brookfield	1,688	3,405	9,688	12,872	14,113	15,664	828.0%	11.0%
Easton	2,165	3,407	4,885	5,962	6,303	7,272	235.9%	15.4%
Monroe	2,892	6,402	12,047	14,010	16,896	19,247	565.5%	13.9%
Oxford	2,037	3,292	4,480	6,634	8,685	9,821	382.1%	13.1%
Redding	2,037	3,359	5,590	7,272	7,927	8,270	306.0%	4.3%
Southbury	3,828	5,186	7,852	14,156	15,818	18,567	385.1%	17.4%
Fairfield County	504,342	653,589	792,814	807,143	827,645	882,567	75.0%	6.6%

Source: U.S. Bureau of the Census

Only five (5) municipalities in the State had population increases of 4,000 persons or more between the 1990 and 2000 Censuses. In addition to Newtown, the other four municipalities included Danbury, Hamden, Norwalk and Stamford. Of note is the fact that all of the other four communities have total populations in excess of 50,000 people. Therefore, in terms of net population gain and population change, Newtown experienced the greatest growth in terms of change in the entire State of Connecticut. Several smaller communities in the State experienced high population percentage changes similar to or higher than Newtown. However, due to the smaller size of their 1990 population, their numerical increase was smaller.

In 1995, the State of Connecticut's Office of Policy and Management (OPM) prepared a population projection series to 2020 for the State and its municipalities. The figures were based upon the 1990 Census and population estimate trends up to 1995. As shown in the table that follows, the State underestimated the growth in population in Newtown by more than 2,300 people. The State's projection



estimates are based upon a mathematical method known as a cohort-component method. This method looks at age composition, birth trends and death rates within communities. The population projection discrepancy between the State's 2000 population projection and actual Census counts can be attributed to Newtown's growth in residential development and resultant in-migration. It is anticipated that new projections will be prepared once the final 2000 Census data is released.

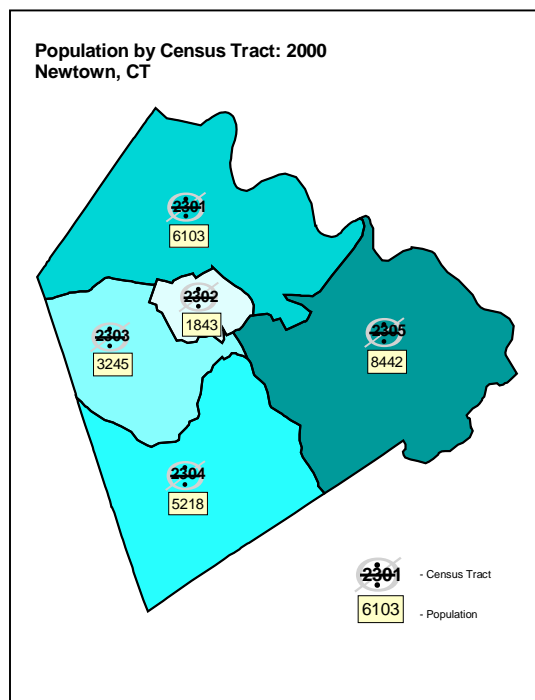
**Table 3**  
**Comparison of Population Projections: 1990 to 2020**  
**Newtown and Surrounding Communities**

	Actual 1990 Census	Actual 2000 Census	2000 Projected	2005 Projected	2010 Projected	2015 Projected	2020 Projected	Projected Change* 2000 - 2020
<b>NEWTOWN</b>	20,779	25,031	22,690	23,200	23,710	24,170	24,610	1,920
Bethel	17,541	18,067	17,930	18,270	18,740	19,230	19,660	1,730
Bridgewater	1,654	1,824	1,700	1,720	1,740	1,770	1,800	100
Brookfield	14,113	15,664	14,910	15,250	15,580	15,910	16,250	1,340
Easton	6,303	7,272	6,110	6,060	6,090	6,160	6,270	160
Monroe	16,896	19,247	17,940	18,400	18,940	19,520	20,100	2,160
Oxford	8,685	9,821	10,300	11,000	11,400	11,800	12,200	1,900
Redding	7,927	8,270	8,120	8,190	8,290	8,440	8,590	470
Southbury	15,818	18,567	18,200	19,200	19,700	20,200	20,700	2,500

Source: U.S. Bureau of the Census; State of Connecticut, Office of Policy and Management

\*Change between projected 2000 Population and projected 2020 Population

The map to the right shows the 2000 Census population by Census Tract for the Town. Table 4 and the chart that follows, depict population change between the 1990 Census and the 2000 Census by census tract. As described earlier in this memorandum and as illustrated on the 1990 to 2000 Census Boundary Comparison map, the Census Bureau changed the census tract boundaries between the 1990 and 2000 Census. The major change was the consolidation of Census Tracts 2305 and 2306 into one Census Tract. Although there is a slight deviation between Census Tract boundaries, for comparative purposes, 1990 data for both Census Tracts 2305 and 2306 were combined and compared to 2000





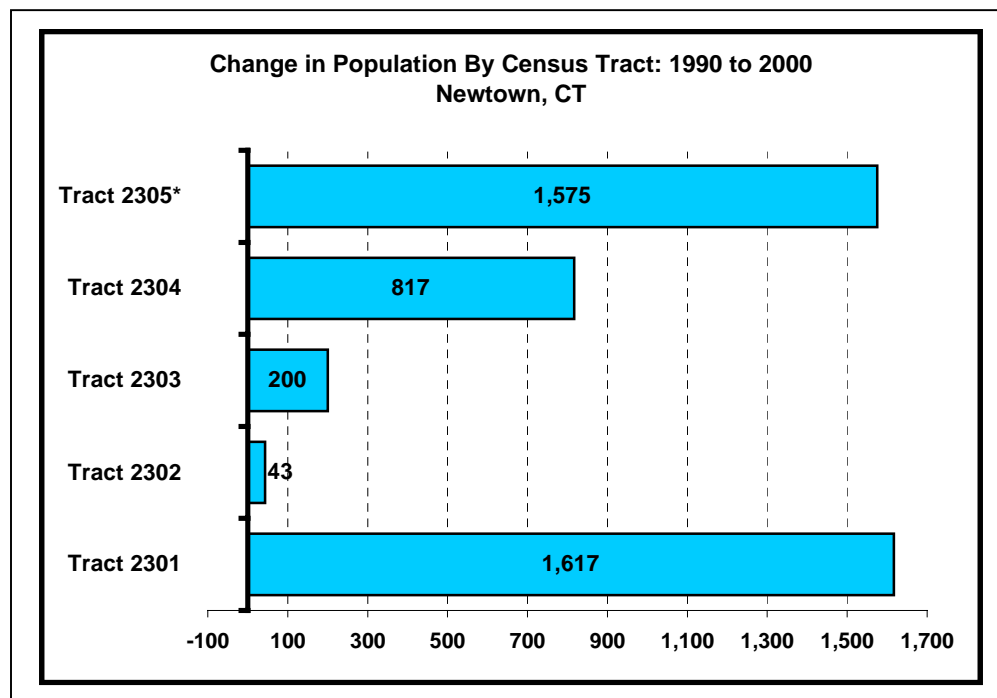
data for Census Tract 2305. As shown in the table below and the chart that follows, all of the Town's Census Tracts gained population between 1990 and 2000. Census Tract 2301 experienced the greatest numerical and percentage growth over the decade followed by Census tract 2305. Both of these tracts gained more than 1,500 persons.

<b>Table 4</b> <b>Population in Census Tracts: 1990 to 2000</b> <b>Newtown, CT</b>				
<b>Census Tract</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>Numerical Change 1990 - 2000</b>	<b>% Change 1990 - 2000</b>
<b>NEWTOWN</b>	20,779	25,031	4,252	20.5
Tract 2301	4,486	6,103	1,617	36.0
Tract 2302	1,800	1,843	43	2.4
Tract 2303	3,225	3,425	200	6.2
Tract 2304	4,401	5,218	817	18.6
Tract 2305*	6,112	8,442	1,575**	22.9%**
Tract 2306*	755			

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

\*\* Comparison represents combined 1990 statistics for Tracts 2305 and 2306 to Tract 2305 statistics for 2000



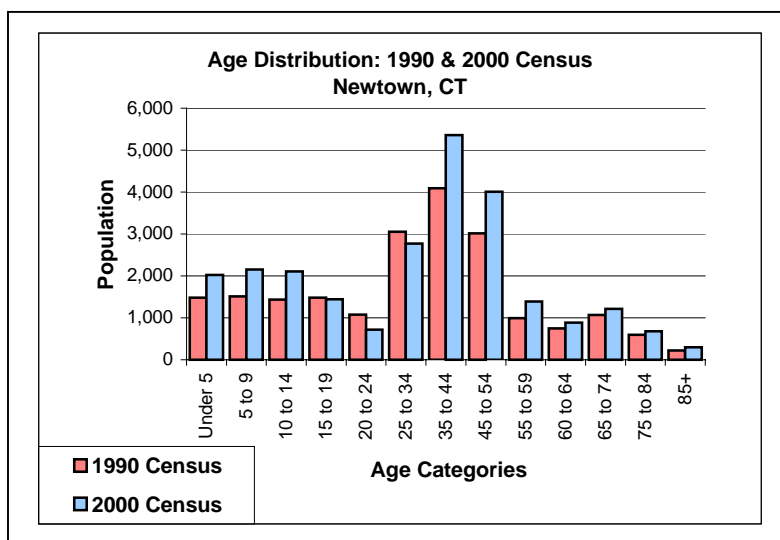
### III. Age Characteristics

Similar to most communities in the State, Newtown's population aged over the decade between the 1990 and the 2000 Census. As shown in the table below, near 50% of the Town's population is currently in the 25 to 34, 35 to 44 and 45 to 54 year age cohorts.

Pre-School aged population increased by 36% or 538 children between the two censuses. The elementary and middle school aged population (ages 5 to 14) increased by more than 1,300 children. Growth in these two age group cohorts was the highest percentage growth of all of age cohorts between the two census periods. High school aged population declined slightly between the two censuses. From a planning perspective, these changes in school-aged population impact school enrollment, park and recreation facility planning and youth services planning.

The Town's greatest loss in population occurred in the 20 to 24 and 25 to 34 years of age cohorts while population in the 35 to 44 and 45 to 54 years of age grew significantly. Part of this change can be attributed to movement of age cohorts through the population as well as increased migration into the Town's new residential development areas.

Population over 60 years of age increased between the two Census periods. Changes in the Town's elderly population impact planning for senior facilities, senior housing and senior support services.



<b>Table 5</b> <b>Age Distribution: 1990 to 2000</b> <b>Newtown, CT</b>					
	<b>1990 Census</b>	<b>2000 Census</b>	<b>% of 2000 Total Population</b>	<b>Numerical Change 1990 - 2000</b>	<b>% Change 1990 - 2000</b>
Under 5 years	1,484	2,022	8.1	538	36.3
5 to 9 years	1,512	2,151	8.6	639	42.3
10 to 14 years	1,433	2,104	8.4	671	46.8
15 to 19 years	1,478	1,442	5.8	-36	-2.4
20 to 24 years	1,079	714	2.9	-365	-33.8
25 to 34 years	3,057	2,772	11.1	-285	-9.3
35 to 44 years	4,089	5,355	21.4	1,266	31.0
45 to 54 years	3,018	4,004	16.0	986	32.7
55 to 59 years	990	1,389	5.5	399	40.3
60 to 64 years	750	889	3.6	139	18.5
65 to 74 years	1,070	1,212	4.8	142	13.3
75 to 84 years	599	679	2.7	80	13.4
85 years and over	220	298	1.2	78	35.5

Source: U.S. Bureau of the Census

Newtown's Median Age in 2000 (37.5) was similar the State and County averages but lower than all of the adjacent communities in the region with the exception of Bethel. As shown in the following table, Newtown's percentage of persons under 18 was higher than the State, the County and all of the surrounding municipalities. Its elderly population percentage declined between 1990 and 2000. The increase of population under 18 years of age and the middle-age categories lowered its population percentage over 65. While the percentage of elderly population remained fairly constant between the 1990 and 2000 Census for the State and the County it declined slightly in Newtown from 1990's 9.1% to 2000's 8.7%. All of Newtown's adjacent communities had elderly concentrations in 2000 greater than in 1990.

Newtown's increased percentage of persons under 18 and decreased percentage of persons over 65 years of age can be attributed to more resident families with children in the Town and more middle-aged individuals.

**Table 6**  
**Age Characteristic Comparisons: 1990 to 2020**  
**Newtown and Surrounding Communities**

	<b>Median Age 1990 Census</b>	<b>Median Age 2000 Census</b>		<b>% Persons Under 18 1990 Census</b>	<b>% Persons Under 18 2000 Census</b>		<b>% Persons Over 65 1990 Census</b>	<b>% Persons Over 65 2000 Census</b>
<b>NEWTOWN</b>	35.9	37.5		25.8	29.3		9.1	8.7
Bethel	33.5	37.1		24.4	27.3		9.0	10.2
Bridgewater	41.3	44.6		21.2	22.1		13.1	13.3
Brookfield	35.4	39.2		25.2	27.4		8.1	10.8
Easton	40.1	40.4		24.5	28.6		13.5	13.3
Monroe	34.3	38.1		27.3	29.1		7.8	10.5
Oxford	34.0	38.4		28.3	27.1		8.1	8.7
Redding	38.3	41.0		24.9	29.1		8.9	10.1
Southbury	43.2	45.7		19.2	22.8		27.4	26.1
Fairfield County	35.5	37.3		22.6	25.6		13.3	13.3
Connecticut	34.4	37.4		22.8	24.7		13.6	13.8

Source: U.S. Bureau of the Census

The tables below and the maps which follow, depict the Town's youth and elderly population statistics by Census Tract. The categories "Under 18" and "Over 65" represent two major age cohorts from a planning perspective. Often, a dependency ratio, which tells how many young people (under 18) and older people (over 64) depend on people of working age (19 to 64), is used as part of socio-economic analysis. This figure is used to calculate or analyze a community's ability to support its "dependent population". This support includes the provision of facilities such as schools, playgrounds, and senior centers; programs; and services targeted toward the Town's youth and elderly populations. Again, to allow for comparison between the 1990 and 2000 Census, 1990 Census data for Tracts 2305 and 2306 were combined when compared to 2000 Census data for Tract 2305. Census Tract 2306, which encompassed the former Fairfield Hills State Hospital Complex, was eliminated in 2000. Data from the 2000 Census for Tract 2305 reflect statistics from the Garner Correctional Institution on Mile Hill Road.

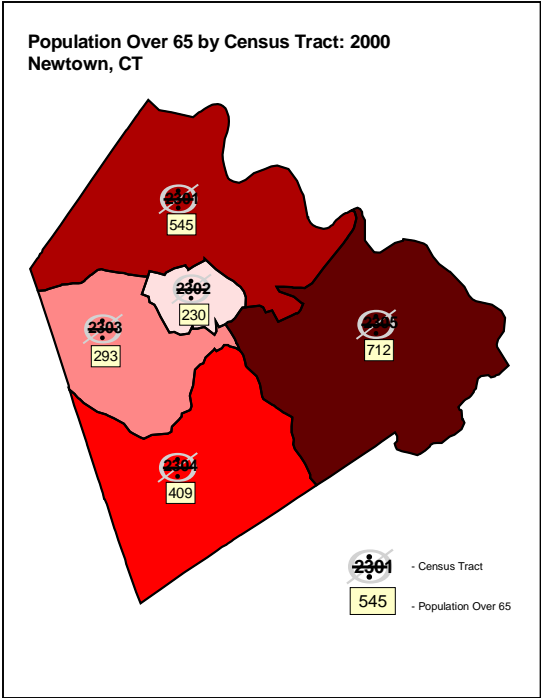
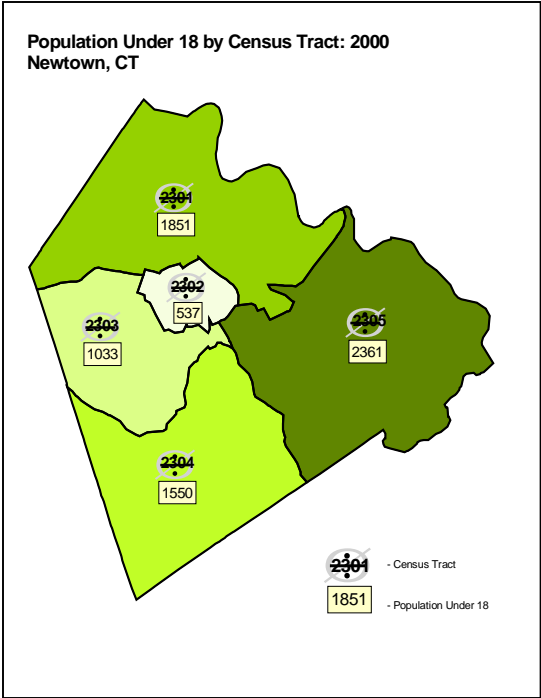
Table 7 Age Characteristic Comparisons: 1990 to 2000 Newtown Census Tracts								
	Median Age 1990 Census	Median Age 2000 Census		% Persons Under 18 1990 Census	% Persons Under 18 2000 Census		% Persons Over 65 1990 Census	% Persons Over 65 2000 Census
NEWTOWN	35.9	37.5		25.8%	29.3%		9.1%	8.7%
Tract 2301	34.8	37.2		26.1%	30.4%		7.8%	8.9%
Tract 2302	38.4	39.2		24.6%	29.1%		13.2%	12.5%
Tract 2303	37.1	38.6		26.8%	30.2%		7.5%	8.6%
Tract 2304	35.1	38.9		28.3%	29.7%		6.8%	7.8%
Tract 2305*	35.1	36.2		26.0%	28.0%		8.9%	8.4%
Tract 2306*	40.3			6.0%			28.1%	

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

Table 8 Age Characteristics: 2000 Newtown Census Tracts								
		Median Age 2000 Census		# Persons Under 18 2000 Census	% Persons Under 18 2000 Census		# Persons Over 65 2000 Census	% Persons Over 65 2000 Census
NEWTOWN		37.5		7,332	29.3		2,189	8.7
Tract 2301		37.2		1,851	30.3		545	8.9
Tract 2302		39.2		537	29.1		230	12.5
Tract 2303		38.6		1,033	30.2		293	8.6
Tract 2304		38.9		1,550	29.7		409	7.8
Tract 2305		36.2		2,361	28.0		712	8.4

Source: U.S. Bureau of the Census



#### IV. Racial and Ethnic Characteristics

As shown in the table and charts below, the racial and ethnic characteristics of Newtown's population changed minimally between the 1990 and 2000 Census. Whereas in 1990 the White population comprised 97.3% of the total population, in 2000 the White population comprised 95.1%. Although still distinct minorities, making up less than 5% of the total Town population, the Black population doubled from just over 200 persons in 1990 to 437 in 2000 and the Hispanic population increased from 351 persons to 590 persons. The 2000 Census established a category of two or more races to recognize multi-racial populations. Less than 1% of the Town reported that they were multi-racial in the 2000 Census.

**Table 9**  
**Race and Hispanic Origin: 1990 to 2000**  
**Newtown, CT**

	1990 Census	% 1990 Population	2000 Census***	% 2000 Population	Numeric Change	% Change
White	20,221	97.3	23,815	95.1	3,594	17.8
Black	206	1.0	437	1.7	231	112.1
American Indian, Eskimo or Aleut	34	0.2	35	0.1	1	2.9
Asian or Pacific Islander	265	1.3	360	1.4	86	32.5
Other Race	53	0.26	160	0.6	107	201.9
Two or More Races*	-		224	0.9	-	
Hispanic Origin**	351	1.7	590	2.4	239	68.1
Total Population	20,779	100.0	25,031	100.0	4,252	20.1

Source: U.S. Bureau of the Census

Notes:

\* The 2000 Census now includes a category for multi-racial persons of two or more races.

\*\* Hispanic Origin populations may be of any race

\*\*\* Due to changes in the reporting categories between the 1990 Census and the 2000 Census, direct comparisons are not possible

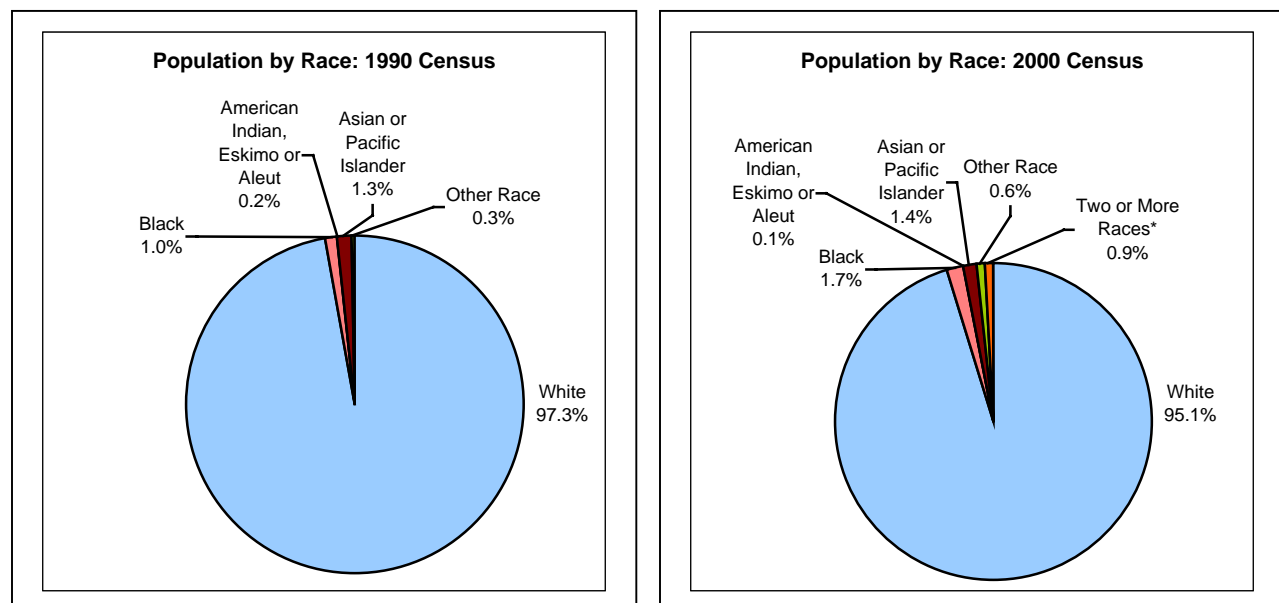




Table 10 depicts racial and ethnic concentrations in the Town by Census Tract. The highest concentration of minorities in the Town is located in Census Tract 2305. Census Tract 2302 has a slightly higher percentage of persons in the Other Minority category than the Town and the second highest concentration of Hispanic residents.

<b>Table 10</b> <b>Racial Characteristics for Census Tracts: 2000</b> <b>Newtown Census Tracts</b>				
<b>Census Tract</b>	<b>% White</b>	<b>% Black</b>	<b>% Other<sup>a</sup></b>	<b>% Hispanic<sup>b</sup></b>
<b>NEWTOWN</b>	95.1	1.7	3.2	2.4
Tract 2301	96.9	0.4	2.7	1.8
Tract 2302	96.0	0.4	3.6	2.1
Tract 2303	97.3	0.2	2.5	1.4
Tract 2304	97.1	0.7	2.2	1.6
Tract 2305	91.6	4.3	4.1	3.7

Source: U.S. Bureau of the Census

Notes:

<sup>a</sup> The 2000 Census now includes a category for multi-racial persons of two or more races. The Other category includes multi-racial persons in this table.

<sup>b</sup> Hispanic Origin populations may be of any race

## V. Household Characteristics

As shown in the table to the right, since 1970 the number of households in Newtown almost doubled from 4,209 in 1970 to 8,235 in 2000. The decade between the 1970 and 1980 Census recorded the greatest percentage and numerical increase when 1,541 new households were formed in the Town. Between 1980 and 1990 the Town added another 1,048 households to reach the 1990 count of 6,798. Between the 1990 and the 2000 Census the Town of Newtown gained another 1,527 households (22.5%). An increase in households also occurred in all of Newtown's neighboring communities but at a lesser rate of growth. Bethel gained 330 households (5.3%), Bridgewater gained 49 households (7.5%), Brookfield gained 633 households (12.8%), Easton gained 337 households (15.8%), Monroe gained 1,055 households (19.4%), Oxford gained 529 households (18.8%), Redding gained 148 households (5.3%) and Southbury gained 1,016 households (16.4%). Such gains are reflective of residential development trends and the attraction of these communities for residential growth.

Table 11 Household Change: 1970 to 2000 Newtown, CT		
Census	Households	% Change
1970	4,209	-
1980	5,750	36.6%
1990	6,798	18.2%
2000	8,325	22.5%

Source: U.S. Bureau of the Census

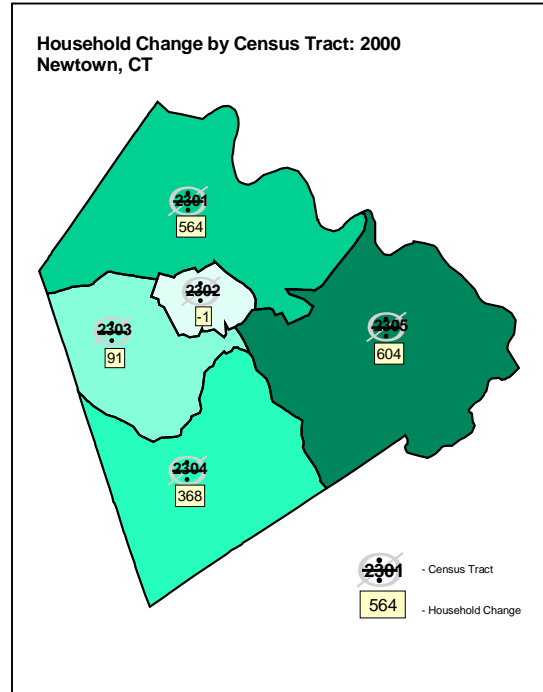
Average household size dropped slightly from 2.94 persons per household to 2.90 persons per household. Newtown and many of its adjacent communities, unlike many communities in the State, continues to have a relatively high average household size. Larger household sizes are reflective of family-oriented communities and communities that have a high percentage of households with children. In 1960, Newtown's average household size was 4.51 persons per household. By 1970 the average had dropped to 3.47 persons and in 1980 it was 3.32 persons per household. Drops in average household size have occurred throughout the country over the past several census periods as the dynamics of our nations households have changed. Household sizes have tended to decrease as a result of an increase in single person households, an increase in divorce and separations, the tendency for young professionals to delay marriage and families, and an increase in the number of elderly who remain in their own homes as opposed to residing with family.

**Table 12**  
**Trends in Households & Household Sizes: 1990 to 2000**  
**Newtown and Surrounding Communities**

	Population in Households 1990 Census	Households 1990 Census	Average Household Size 1990	Population in Households 2000 Census	Households 2000 Census	Average Household Size 2000
<b>NEWTOWN</b>	19,953	6,798	2.94	24,137	8,325	2.90
Bethel	17,541	6,175	2.84	17,952	6,505	2.76
Bridgewater	1,646	654	2.52	1,791	703	2.55
Brookfield	14,108	4,939	2.86	15,586	5,572	2.80
Easton	6,303	2,128	2.96	7,272	2,465	2.95
Monroe	16,832	5,426	3.10	19,180	6,481	2.96
Oxford	8,685	2,814	3.09	9,821	3,343	2.94
Redding	7,927	2,770	2.86	8,264	2,918	2.83
Southbury	14,533	6,209	2.34	17,403	7,225	2.41
Fairfield County	811,886	305,011	2.66	864,591	324,232	2.67
Connecticut	3,185,949	1,230,479	2.59	3,297,626	1,301,670	2.53

Source: U.S. Bureau of the Census

The map to the right shows household change by Census Tract. The table that follows presents household growth and average household size characteristics for the Town's Census Tracts. Census Tract 2302 had fewer households in 2000 than it did in 1990 but a greater population in households. Unlike all of the other Census Tracts and the Town as a whole, this tract had an increase in its average household size between the 1990 and 2000 Census from 2.77 to 2.84 persons per household. Tracts 2301 and 2305 had the greatest gain in households.



**Table 13**  
**Trends in Households & Household Sizes: 1990 to 2000**  
**Newtown Census Tracts**

	Population in Households 1990 Census	Households 1990 Census	Average Household Size 1990	Population in Households 2000 Census	Households 2000 Census	Average Household Size 2000
<b>NEWTOWN</b>	19,953	6,798	2.94	24,137	8,325	2.90
Tract 2301	4,459	1,538	2.90	6,092	2,102	2.90
Tract 2302	1,800	650	2.77	1,843	649	2.84
Tract 2303	3,225	1,079	2.99	3,425	1,170	2.93
Tract 2304	4,401	1,442	3.05	5,218	1,810	2.88
Tract 2305*	5,958	1,990	2.99	7,559	2,594	2.91
Tract 2306*	110	99	1.11	-	-	-

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

According to 2000 Census figures, of the 8,325 households in Newtown, 81.4% are family households containing one or more related individuals and 18.6% are non-family households. As shown in the table below, 3,722 households in Newtown are family households with children under the age of 18. Of these 3,722 family households with children, 3,404 or 91.4% are married couple families; 233 or 6.3% are single mother families; and it can be assumed that the remaining 85 or 2.3% are single father families or children living with other family members besides their parents.

Non-family households comprised 18.6% of all households in the Town according to the 2000 Census. Non-family households include individuals living alone or households which contain one or more non-related individuals. They do not include people living in group quarter situations such as hospitals, correctional facilities, nursing homes, group homes, dormitories or other similar shared housing accommodations. Of the 1,551 non-family households enumerated by the 2000 Census, 1,230 were householders living alone or single person households. These single person households comprised 14.8% of the Town's total households. Elderly individuals living alone made up 485 of the 1,230 single person households. The number of single person elderly households, especially those living in private market housing, is an important figure because many of these households will vacate their homes due to health or age-related reasons vacating existing housing units. Oftentimes, this turnover of units becomes an important resource for new families and households moving to a community.

<b>Table 14</b> <b>Households by Household Type: 2000</b> <b>Newtown, CT</b>		
<b>Household Type</b>	<b>Number of Households</b>	<b>% of Households</b>
Family Household	6,774	81.4
With Own Children Under 18	3,722	44.7
Married Couple Family	6,102	73.3
With Own Children Under 18	3,404	40.9
Female Householder, no husband present	484	5.8
With Own Children Under 18	233	2.8
Non-Family Household	1,551	18.6
Householder Living Alone	1,230	14.8
Householder 65 years and over	485	5.8
Households with individuals under 18	3,834	46.1
Households with individuals 65 years and over	1,500	18.0
Total Households	8,325	100.0

Source: U.S. Bureau of the Census

Population in Group Quarters in Newtown comprises almost 4% of the Town's entire population. As depicted in the table below, in 1990 the majority of the Town's Group Quarter Population was in the Institutionalized Group Quarter Population category. Most of the population was in the Mental Hospital category representing persons residing at Fairfield Hills. By 2000, Fairfield Hills had closed and the Institutionalized Group Quarter Population was made up of Correctional Institution inmates at Garner Correctional Institution.

<b>Table 15</b> <b>Persons in Group Quarters: 1990 &amp; 2000</b> <b>Newtown, CT</b>		
	<b>1990</b>	<b>2000</b>
<b>Institutionalized Population</b>	<b>799</b>	<b>877</b>
Correctional Institutions	0	694
Nursing Homes	154	183
Mental Hospitals	548	0
Other Institutions	97	0
<b>Non-Institutional Group Quarter Population</b>	<b>27</b>	<b>17</b>
<b>TOTAL GROUP QUARTER POPULATION</b>	<b>826</b>	<b>894</b>

Source: U.S. Bureau of the Census

## VI. Housing Unit Characteristics

As shown in the table to the right, change in housing units in the Town mirrored population change between 1990 and 2000. The number of housing units in the Town changed by 19.6% while population grew by 20.5%. The difference in growth can be attributed to the increase in group quarter population that does not reside in housing units and family-oriented development which has a slightly larger average household size. During three of the past four census periods as illustrated, the Town added more than 1,400 housing units to its inventory. In the 1960's the Town gained 1,437 housing units; in the 1970's the Town gained 1,447 housing units and over the past decade, during the 1990's the Town gained 1,407 housing units. During the 1980's the Town recorded a 926 housing unit gain.

<b>Table 16</b> <b>Housing Unit Change: 1970 to 2000</b> <b>Newtown, CT</b>		
<b>Census</b>	<b>Housing Units</b>	<b>% Change</b>
1960	3,384	-
1970	4,821	42.5%
1980	6,268	30.0%
1990	7,194	14.8%
2000	8,601	19.6%

Source: U.S. Bureau of the Census

The 2000 Census recorded 8,601 housing units. Almost ninety-seven percent (96.8%) of the housing units were occupied leaving a 3.2% vacancy rate. Of the total 8,325 occupied housing units 89.0 % were owner-occupied and the remaining 7.8% were renter occupied units. According to Census counts, 276 housing units were vacant. The majority of these vacant units were units held for seasonal, recreational, or occasional use. Around twenty percent (19.6%) of the vacant housing units (54 units) were for sale and only 20 (7.2%) of the vacant units were for rent.



<b>Table 17</b> <b>Housing Units and Occupancy Characteristics: 2000</b> <b>Newtown, CT</b>		
	<b>Number of Housing Units</b>	<b>% of Housing Units</b>
<b>Total Housing Units</b>	<b>8,601</b>	<b>100.0</b>
Occupied Housing Units	8,325	96.8
Vacant Housing Units	276	3.2
<b>Occupied Housing Units</b>	<b>8,325</b>	<b>96.8</b>
Owner-Occupied Housing Units	7,654	89.0
Renter-Occupied Housing Units	671	7.8
<b>Vacant Housing Units</b>	<b>276</b>	<b>3.2</b>
For Rent	20	7.2
For Sale Only	54	19.6
Rented or Sold, not occupied	34	12.3
For Seasonal, Recreational or Occasional Use	102	37.0
Other Vacant	66	23.9

Source: U.S. Bureau of the Census

As shown in the table below, Newtown's housing occupancy rate is similar to its neighboring communities. Several of the communities, like Newtown, have vacant housing units held for seasonal, recreational or occasional use which results in a slightly skewed vacancy rate. Traditionally, in demographic analyses, vacancy rates are assumed to represent units available for occupancy either for sale or rent. Vacancy rates in Newtown and most of its neighboring communities were lower than the State and County vacancy rates. The percentage of owner occupancy at 91.9% in Newtown is similar to most of its neighboring communities. Owner-occupancy rates are much higher in Newtown than they are countywide or statewide. Both the State and the County have a near 70/30% split between owner occupancy and renter occupancy, reflecting a wider choice in housing options.

**Table 18**  
**Housing Unit Characteristics: 2000**  
**Newtown and Surrounding Communities**

	<b>Total Housing Units</b>	<b>% Occupied</b>	<b>% Vacant</b>		<b>Total Occupied Units</b>	<b>% Owner Occupied</b>	<b>% Renter Occupied</b>
<b>NEWTOWN</b>	8,601	96.8%	3.2%		8,325	91.9%	8.1%
Bethel	6,653	97.8%	2.2%		6,505	76.6%	23.4%
Bridgewater	779	90.2%	9.8%		703	90.0%	10.0%
Brookfield	5,781	96.4%	3.6%		5,572	89.0%	11.0%
Easton	2,511	98.2%	1.8%		2,465	94.3%	5.7%
Monroe	6,601	98.2%	1.8%		6,481	93.4%	6.6%
Oxford	3,420	97.7%	2.3%		3,343	91.0%	9.0%
Redding	3,086	94.6%	5.4%		2,918	90.1%	9.9%
Southbury	7,799	92.6%	7.4%		7,225	89.5%	10.5%
Fairfield County	339,466	95.5%	4.5%		324,232	69.2%	30.8%
Connecticut	1,385,975	93.9%	6.1%		1,301,670	66.8%	33.2%

Source: U.S. Bureau of the Census

To illustrate housing unit change by Census Tract, the following table was prepared to depict change in housing units between the 1990 Census and the 2000 Census. As reflected in the population and household growth statistics presented earlier, Census Tract 2301 recorded the greatest gain with 503 new housing units counted by the Census. Census Tract 2305 experienced a growth of 459 units and Census Tract gained 366 units. The map on the following page illustrates housing unit gain by Census Tract.

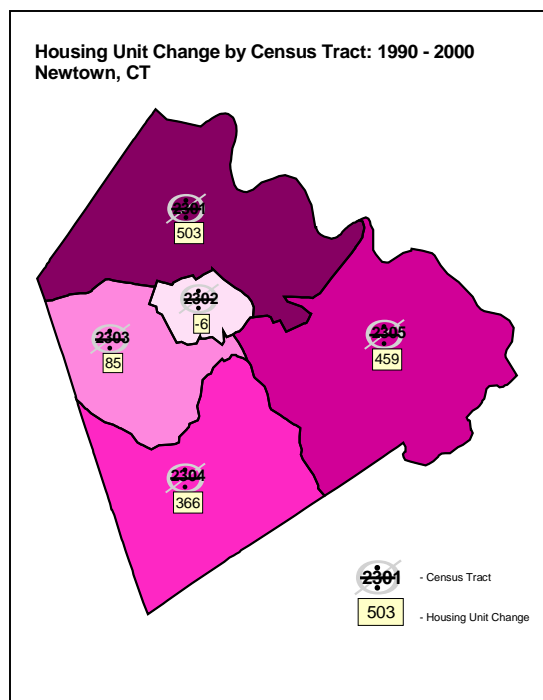
**Table 19**  
**Change in Housing Units: 1990 to 2000**  
**Newtown Census Tracts**

<b>Census Tract</b>	<b>Housing Units 1990 Census</b>	<b>Housing Units 2000 Census</b>	<b>Numerical Change 1990 - 2000</b>	<b>% Change 1990 - 2000</b>
<b>NEWTOWN</b>	7,194	8,601	1,407	19.6
Tract 2301	1,678	2,181	503	30.0
Tract 2302	674	668	-6	-0.9
Tract 2303	1,121	1,206	85	7.6
Tract 2304	1,485	1,851	366	24.6
Tract 2305*	2,137	2,695	459	20.5
Tract 2306*	99			

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

\*\* Comparison represents combined 1990 statistics for Tracts 2305 and 2306 to Tract 2305 statistics for 2000



The Census has not yet released results from the sample survey which provides detail on income, employment, labor force, education and housing unit detail such as age and type of structure. Such data will not be available until late Spring or early Summer 2002. Significant data from the sample survey will be incorporated to the Town's Plan Update at a later time.

To begin to assess housing unit growth that occurred in the Town since the 1990 Census, statistics from the Connecticut Department of Housing and Economic Development, which depict housing construction authorizations by structure type, are presented in the table below. According to Building Permit Authorization figures, during the 1990's, Newtown authorized the construction of 1,787 residential units. All of

the units authorized were single-family units. In the mid-1990s the Town authorized 35 attached single-family units (townhouse or condominium units). The remaining 1,752 units were traditional single-family detached units. Once the Census releases the detailed Census statistics a comparison of housing units by type and age of structure by Census Tract can occur.

**Table 20**  
**Housing Units & Construction Activity Authorized: 1990 to 1999**  
**Town of Newtown**

Year	Total Housing Units Authorized	1 Unit Attached	1 Unit Detached	2 Units	3 & 4 Units	5 Units or More	Rank in State by Net Gain
1990	69	0	69	0	0	0	33 <sup>rd</sup>
1991	92	0	92	0	0	0	18 <sup>th</sup>
1992	143	0	143	0	0	0	7 <sup>th</sup>
1993	207	0	207	0	0	0	5 <sup>th</sup>
1994	213	0	213	0	0	0	4 <sup>th</sup>
1995	210	17	193	0	0	0	2 <sup>nd</sup>
1996	199	18	181	0	0	0	2 <sup>nd</sup>
1997	195	-*	*195	0	0	0	4 <sup>th</sup>
1998	238	-*	*238	0	0	0	6 <sup>th</sup>
1999	221	-*	*221	0	0	0	7 <sup>th</sup>
<b>Totals</b>	<b>1,787</b>	<b>35</b>	<b>1,752</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Source: State of Connecticut Department of Housing and Economic Development, "Connecticut Housing Production and Permit Authorized Construction Report".

\*1 Unit Attached and 1 Unit Detached are not differentiated from one another

Housing unit occupancy statistics for Census Tracts are presented in the following tables. Townwide the occupancy rates and housing tenure (ownership versus rental) vary little by Census Tract. The fact that the Census statistics include recreational and occasional housing as vacant in their statistics can account for specific areas of the Town having higher vacancy rates than others.

Table 21 Housing Units and Occupancy Characteristics: 2000 Newtown Census Tracts								
		Total Housing Units		# Occupied Housing Units	% Occupied Housing Units		# Vacant Housing Units	% Vacant Housing Units
NEWTOWN		8,601		8,325	96.8		276	3.2
Tract 2301		2,181		2,102	96.4		79	3.6
Tract 2302		668		649	97.2		19	2.8
Tract 2303		1,206		1,170	97.0		36	3.0
Tract 2304		1,851		1,810	97.8		41	2.2
Tract 2305*		2,695		2,594	96.3		101	3.7
Tract 2306*								

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

Table 18 Tenure of Occupied Housing Units: 2000 Newtown Census Tracts								
		# Occupied Housing Units		# Owner- Occupied Housing Units	% Owner- Occupied Housing Units		# Renter- Occupied Housing Units	% Renter- Occupied Housing Units
NEWTOWN		8,325		7,654	91.9		671	8.1
Tract 2301		2,102		1,934	92.0		168	8.0
Tract 2302		649		587	90.4		62	9.6
Tract 2303		1,170		1,101	94.1		69	5.9
Tract 2304		1,810		1,683	93.0		127	7.0
Tract 2305*		2,594		2,349	90.6		245	9.4
Tract 2306*								

Source: U.S. Bureau of the Census

\*Note: The 2000 Census now combines Census Tracts 2305 and 2306 into one Census Tract 2305. For comparative purposes, the 1990 Census Data for these tracts are combined.

## VII. Demographic Findings and Implications

In terms of planning for the next 10 years and beyond, several population, housing and employment trends in Newtown have future implications. These include:

- Newtown has been one of the fastest growing Town's in the State of Connecticut over the past decade. Such growth has had and will have planning implications in terms of school enrollment, the demand for services and facilities, and the long range concerns of planning for future growth and Town needs.
- A continuation of recent growth trends will require the monitoring of new development. Continued growth will impact the demand for municipal services, natural resources and the availability of undeveloped land.
- Pending the release of detailed Census 2000 statistics and the preparation of new population projections future growth in the Town can be further analyzed. The analysis of projected population trends and recent development trends will set the foundation for land use and conservation planning.
- The increase in elementary and middle school aged population will impact school planning, park and recreational facility planning and youth services planning.
- An increase in the Town's elderly population affects planning for senior facilities, senior housing and senior support services.
- Housing unit gain and new residential construction has future planning implications in terms of guiding future residential development and the determination open space and conservation areas.
- The impact of recent up-zoning in the Town is unknown in terms of affecting the future rate of growth.